



AMENDMENT TO CC&R'S PASSED

January 11, 2021

After many months of waiting, at the December 10th Board Meeting, the Inspector of Elections, Todd Matson, counted the ballots received. The results are as follows:

# of ballots received:	162
# of valid ballots:	156
# of YES / APPROVAL	138
# of NO / DISAPPROVAL	15
# of ABSTENSION	3

In order to pass, at least 135 ballots voting "YES" to amend the CC&R's (lowering the 75% to over 50% for amending the CC&R's) were needed.

Consequently, the amendment passed and, therefore, the Board will resume fine tuning the draft of the proposed CC&R's and Bylaws. Upon completion of the draft, it will be mailed out to owners to vote.

Many thanks to Todd Matson for counting and thank you to all those owners who returned their ballots.

The Board President and Secretary have had their signatures notarized on the amendment and it has been sent to the attorney for recording. Upon receipt of the recorded document, it will be emailed to all owners. Please stay tuned.

ANNUAL MEETING SCHEDULED FOR 1/14/21, AT 6PM, VIA ZOOM (See Zoom Invite Below)

The Annual Membership Meeting is planned for this coming Thursday, **January 14, 2021, at 6PM, via Zoom**. A formal notice (hard copy) was sent to all owners on December 1, 2020. If you have not done so, please sign and return your proxy in the provided self-addressed-stamped envelope. At the Meeting, your presence will cancel your proxy. Thank you in advance for your proxy.

At the Meeting, there will be a Board Election for 2 positions (two-year term). If there are only 2 candidates (or less), then the Election can be declared. If there are more than 2 candidates, then the Election will be delayed and a secret ballot will need to be sent for owners to vote. If you wish, you may nominate any owner that is willing to serve and in good standing with the Association (or you may nominate yourself if you meet the same criteria). Thank you.

Due to Covid-19, the Annual Meeting and Board Meeting will be held holding its **January 14, 2021, at 6PM via Zoom**. Please see the instructions below:

Colin Smith is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting
<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616
Passcode: 71139

You can also call by dialing by your location
+1 669 900 6833 US (San Jose)

Find your local number:
<https://ucsb.zoom.us/j/95672538616>

How do I join the Zoom meeting?

From a laptop or computer:

1. On your web browser navigate to:
[zoom.us/join](https://ucsb.zoom.us/j/95672538616)
2. Type in the "Meeting ID" & "Password" from above when prompted.

3. Wait for the host to start the meeting.

From a phone:

1. Dial into one of the numbers listed above in "Dial by your location"
2. Type in the "Meeting ID" & "Password" from above when prompted.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

UCSB has some great Zoom documentation:

<https://www.it.ucsb.edu/sites/default/files/images/ZoomInstructions.pdf>

<https://www.it.ucsb.edu/sites/default/files/images/2020-03/Joining-Meeting-Via-Zoom-Guide.pdf>

Owners will be able to join the meeting using their computer w/internet connection or by dialing in by phone.

Owners who wish to join or participate in the meeting do not need to create or register their own zoom account.

However, it often helps to download the zoom app ahead of time and use its features to check your audio (and video) capability and connections ahead of time. You can also create your own personal zoom account to hold free virtual meetings (less than 40-minutes long) with whomever you choose.

The zoom app is available to download for free from:

https://www.zoom.us/download#client_4meeting

To create your own zoom account that allows you more flexibility and to hold/schedule your own meetings, just go to the main zoom website: <https://www.zoom.us/>

BUDGET ENCLOSED

Enclosed is the 2021 Budget with "actual" year-end figures. As a reminder, the monthly assoc fee is now

\$390/month

If you are on the auto pay, your account has been adjusted automatically.

VEHICLES WARNED

Multiple parking-violation vehicles with expired plates tagged for towing.

In the November Newsletter, several Owners were put on Notice that if their vehicles remained unregistered by December, these vehicles can be towed at vehicle owner's expense. Many have since been registered; however, others still remain unregistered and several new ones were recently found in violation of the Grove parking regulations. *These vehicles have now been individually tagged with warning stickers that the vehicles can be towed at vehicle owner's expense and when. If the warning issued is the first notice, Owners will have till February to re-register their vehicles. With one exception, vehicles previously warned of this parking violation will have until January 18, or be towed. The exception will be towed Dec.18.*

These vehicles and their locations include:

1st Notice Vehicles -- These have till February to re-register before being considered for towing:

SILVER TOYOTA MATRIX (7NGE126) - PHASE II

LIGHT GRAY TOYOTA PRIUS (6AYL358) - PHASE II

WHITE GMC/CHEVY SUBURBAN (3TGK644) - PHASE III LONG-TERM

LIGHT GRAY GMC YUKON (PANGULO) - PHASE III LONG-TERM

DARK GREEN TOYOTA COROLLA
(4VBE299) - PHASE III

DARK GRAY MERCEDES AMG C43
(8COL126) - PHASE III OPPOSITE 7602

BLACK JEEP CHEROKEE (7UGL756) -
NEAR 7602

**2nd Notice Vehicles -- These have till Jan.18
to re-register before being considered for
towing:**

WHITE SUBARU IMPREZA (8BQA694) -
NEAR 7620

WHITE DODGE RAM PROMASTER VAN
(97245F2) - PHASE III

BLACK SCION TC COUPE (6EGB136) -
PHASE III

DARK GRAY HONDA CIVIC (7BBW153)
PHASE III OPPOSITE 7602

**3rd Notice Vehicles -- Tagged for towing this
Friday, Dec.18:**

GRAY BMW 328i – (8MFU375) - PHASE III
- Previously warned and tagged August 22 for
towing if not re-registered by October, 2020.

*Remember, all vehicles parked in the Grove
must display valid, operational
registration tags and license plates. This is true
regardless of where the vehicle is parked.
Unless the owner is a repeat offender and
previously warned, the owners will have until
February, 2021, to properly register their
vehicles. IF the vehicle is found in the complex
after February 1, 2021, with expired plates,
the car can be towed for this reason without
further warning at the vehicle owner's
expense. Otherwise, except for the BMW, if the
vehicle had been previously warned, the
vehicle will be towed on or after January 18,
2021.*

Thank you in advance for your cooperation.

THANK YOU ON BEHALF OF GARDENER

Jose Soto, the gardener who works hard around our complex, was very humbled by many of you who generously gave him a holiday gift. He was deeply touched. Thank you for spreading the good cheer.

NEW POST LAMPS BEING INSTALLED

As part of the ongoing maintenance around the Development, new post lamps are being replaced the old ones. The new ones will look like the black lamp post installed by the pool.

FRONT GATE CODE TO CHANGE ON FEBRUARY 1, 2021

On February 1st, the Association will be changing the code to the auto gates. A few weeks before, a mass email will be sent to the owners to notify their tenants of the new code. Also, the new code will be posted at the mailbox kiosks. (Please Stay Tuned).

PARK AT YOUR OWN RISK

Just a reminder that while the complex may be considered a "gated community", it does not prevent anyone with ill intentions from coming in. Please use common sense and use discernment like locking your vehicles and removing your valuables ...perhaps using The Club may be a good deterrent for car theft. The Association does not and cannot guarantee or provide security.

UNSUPERVISED CHILDREN FOUND IN POOL AREA

Please be aware that posted pool regulations at the pool, by law, include:

"Children under the age of 14 shall not use the pool without a Parent or Adult Guardian in attendance"

Please be mindful to follow all posted safety regulations. Violators can be subject to a fine or possible loss of pool privileges.

As a reminder, all pool users must have signed and submitted a Pool Release to the Association prior to signing up for a pool slot. If you have questions, please call 805-569-1121 #204.

CAR WASH AREA CLOSED INDEFINITELY

Recently, people have been leaving the water running at the car wash, running over and damaging the hose, and finding unauthorized non-residents

using the water. Because of this abuse, people leaving water running, and most recently, theft of the hose, nozzle and take-up reel box, the car wash area will be closed until further notice.

Due to carelessness, unauthorized people filling their water tanks, and, most recently, theft of water hose and shut-off nozzle & reel box, the car wash area is closed indefinitely. It is unfortunate that a few people have ruined something that was beneficial to many residents.

CARPORT FASCIAS IN 1ST PHASE TO BE REPLACED LATER THIS MONTH

To complete the replacement of all the carport fascias, Vineyard Construction has worked around to finish up with the carport fascias at Bldg 7632 & 7630. Vineyard Construction has started today and will take about a week to finish this set of carports. Thank you for your continual patience and cooperation.

HARD FLOORS REQUIREMENT

If you are considering installing hard flooring in your unit, please check with the Board first before installation. The Board is requiring all hard flooring meet the current building code as stated below:

SOURCES:

FROM: California Building Code 2019
<https://up.codes/viewer/california/ibc-2018>

1206.3 Structure-Borne Sound

Floor-ceiling assemblies between [dwelling units](#) and [sleeping units](#) or between a [dwelling unit](#) or [sleeping unit](#) and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

Exception: Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

WIPES DO NOT GO DOWN IN PIPES

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states “flushable” or “septic-safe”, please ignore the statement and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

SMOKE ONLY IN DESIGNATED AREAS

Someone reported in Bldg 7628 that she can smell cigarette smoke in her unit. If you must smoke, please kindly go to a strategically designated smoking area and enjoy your smoke. Please don't smoke while in your building or anywhere nearby. Your non-smoking neighbors will appreciate your efforts.

POOL RE-OPENED; WAIVER MUST BE SIGNED; SIGN UP SHEET AT GATE

For many weeks now, the pool has been re-opened under the strict guidelines from the County Health Dept. In order to use the pool, you must first submit the signed Pool Release/Waiver Form ([photo of form not accepted](#)) to the address below via scan and email it to JamesN@Bartlein.com or send hard copy to the address below. Additionally, you will need to sign up on the sheet hung at the pool gate. **You may only sign up a day in advance.** All County Health Dept and Association rules & regulations must be strictly adhered or a hefty fine may be assessed which pool user will be responsible. Use Pool at your own risk.

Please comply with the Association pool policy or your pool privilege will be revoked and/or a fine of about \$100 will levied to your unit.

CONTACT TO REPORT HOMELESS ENCAMPMENT

To report a homeless encampment, please contact Shanna Dawson in the Neighborhood Services and Public Safety Department at sdawson@cityofgoleta.org or via our City Assist system <https://tinyurl.com/GoletaSubscriptions> by going to Submit a Request and then clicking on Homeless Encampment/Illegal Camping.

NO PERSONAL PLANTS ALLOWED IN COMMON AREA

As a reminder, the Assoc takes care of the landscape in the common area. No one may plant anything in the common area without first obtaining the Board's permission. Owner's plants found in the common area are subject to be pulled and discarded without warning.

PEDESTRIAN GATE CODE "71139"

To enter the complex using the pedestrian gates, you no longer need to use the "#" before entering the gate code. To make it easier, the gate code is the zip code backward. Please use discernment when giving out the code.

MAINTENANCE OR SAFETY ISSUE NEEDS TO BE REPORTED

If you see a maintenance item or a safety issue which requires prompt attention, please call 805-569-1121 #204. A phone call will result in faster response. Thank you.

UNITS FOUND VIOLATING AGAINST ASSOCIATION RULES

At a recent walk around the complex by a couple of board members, it was noted that there are a few units in violation of the Association rules. The following are some common conditions found:

- 1) **Using back patios or balconies for storage.**
- 2) **Excess items on front landings and walkways or placed in common areas.**
- 3) **Use of vertical trellises, inappropriate patio/balcony blinds, and unauthorized fences or structural awnings.**
- 4) **Unauthorized window air conditioners.**
- 5) **Dog off leash.**
- 6) **Smoking in the pool area.**

All residents & owners are strongly recommended to take a look at your unit balcony, patio, and front landing area. If one (or more) of the above conditions describes your unit, please promptly take steps to rectify the situation. Otherwise, the unit owner may be recommended to be levied a fine. Thank you for your immediate attention.

PARKING SPACES FOR ONLY VEHICLES THAT FIT

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site. Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

MAINTENANCE CONCERNS?

PLEASE CALL MANAGEMENT

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification. All emails are subject to be forwarded to the Board for review.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In

addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next regular monthly Board Meeting is scheduled for **Thursday, January 14, 2021, immediately after the Annual Meeting which starts at 6PM, via Zoom.** Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before.

Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

HAPPY NEW YEAR.

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